



Invitation to Bid HNS 21-6

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 2629 Booker Ave	
Bid Walk: 7/16/2020 at 10:00 am (THURSDAY)	
Bid Opening: 7/23/2020 at 2:00 pm (THURSDAY)	
Client Name: Ms. Tchotcho Messan	Rehab only
Project Manager: Elizabeth Lamy	Contact Number: 704-620-9090

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at 704-620-9090.

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be received via email no later than the above-mentioned date and time. Emailed bids will not be opened until the listed Bid Opening time.



Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **2629 Booker Ave** to be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated: _____ Number of Pages: _____

Addenda # 1 Dated: _____ Number of Pages: _____

Addenda # 2 Dated: _____ Number of Pages: _____

Project Schedule: (A DATE must be included here or the bid will be nonresponsive)

Completion Deadline: (please provide projected completion date with bid submission)

Please Print and Sign:

Company Name/Firm: _____

Authorized Representative Name: _____

Signature: _____ Date: _____



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos
Rehabilitation Specialist
City of Charlotte
Housing & Neighborhood Services
600 E. Trade St.
Charlotte, NC 28202
PH: (704) 336-3333 desk
(704) 620-9090 cell
elamy@charlottenc.gov

HOUSING & NEIGHBORHOOD
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

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Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address:	2629 Booker Ave Charlotte, NC 28216	Owner:	Tchotcho Messan
Structure Type:	Single Unit	Owner Phone:	Cell: (704) 819-8146
Square Feet:	1861	Program(s):	Healthy Homes Tested- NO LEAD Targeted WH
Year Built:	1931		
Property Value:	122900		
Tax Parcel:	06906834		
Census Tract:			
Property Zone:	Council District 2		

Bath Exhaust Fan/Light Combo Replace

BATHROOM - UPSTAIRS

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper and overhead light. Include power and switch wiring using #14 copper Romex. Repair any tear out.



Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Wall Finish Repair

BATHROOM - UPSTAIRS

Repair wall finish. Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over the mesh with the appropriate material. Wet sand smooth.

***Work includes repairing area around washing machine connection box to close up the wall, including installation of trim and drywall.

***Work includes repainting the entire wall where the laundry box is located. The entire bathroom will NOT be repainted.



Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Prep & Paint Ceiling

BATHROOM - UPSTAIRS

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Prep & Paint Room Flat

BEDROOM - MASTER

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

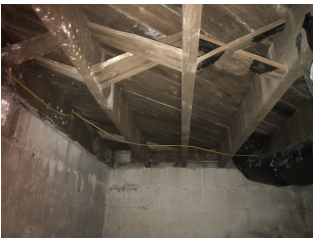


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Insulate Floor R-19

CRAWL SPACE

Install R-19 Kraft faced batt fiberglass insulation to floor where missing. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

Vinyl Window

EXTERIOR

Exterior

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. Any windows replaced in a bathroom must have tempered glass.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Stucco Application Over Concrete Block

EXTERIOR

Exterior

Brush a concrete bonding agent onto the block wall and allow to completely dry. Begin application of stucco with a scratch coat (1/4" to 1/2") and allow to cure between 36-48 hours. Then, apply finish coat (1/8" to 1/4") thick and texture to match front face of the home.

***Stucco is to be applied to (3) faces of the home ONLY, and NOT to the front face of the home.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prep & Paint Exterior Surfaces

EXTERIOR

Exterior

Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked, and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner.

***Work includes painting all stucco (new and existing), stucco window casings, door frames/casings, any wooden trim, all components of overhangs over front and rear doors, crawl space door and brick chimney.

***Work also includes any replacement/repair of damaged or decayed wood.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Refinish Exterior Steps and Railings - Rear Patio

EXTERIOR

Exterior

Prep and stain existing exterior railings (guard rails and hand rails) and steps serving the rear patio. Repair and replace any damaged or deteriorated wood as necessary. Owner's choice of color.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Refinish Exterior Railings - Front Stoop and Steps

EXTERIOR

Exterior

Prep and stain existing exterior railings (guard rails and hand rails) along the front stoop and steps. Repair and replace any damaged or deteriorated wood as necessary. Owner's choice of color.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Tear Off & Reroof Shingles

EXTERIOR

Exterior

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prep & Paint Soffit, Fascia and Rafters

EXTERIOR

Exterior

Prep and paint all exterior painted surfaces of the home's overhang ONLY (soffit, fascia, rafter tails). Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

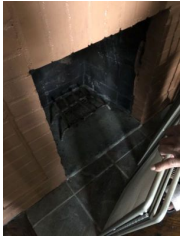
Work Specification

Chimney Inspection & Cleaning

GENERAL REQUIREMENTS

Use a certified Chimney Sweep to clear ash and soot from the chimney, perform the removal of flammable creosote, and diagnose any hazards.

***Do NOT include any repair work in your price. Any necessary repairs for the firebox, damper, smoke chamber, flue, crown, or any masonry repointing that may be necessary will be addressed as a Change Order.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Whole House Dehumidifier Installation

GENERAL REQUIREMENTS

Install a whole house dehumidifier that is appropriately sized for the home and tied into the existing HVAC system. Dehumidifier shall supply fresh air mechanical ventilation and MERV 13 air filtration for the entire home. Unit shall drain to the exterior and include installation of digital controls.

Recommend installation that employs the use of a dedicated indoor air return and ducts the supply of the dehumidifier to the air supply of the existing HVAC system. A dedicated 10" air return shall be installed for the dehumidifier from a central area of the structure.

- An insulated duct from outside to the 6" collar of the dehumidifier shall be installed to provide fresh air ventilation.
- If existing HVAC system has multiple returns, it is possible to select one to disconnect from existing HVAC system and used it for the dedicated dehumidifier return.
- Return shall be located in a central location of the house that is always open to the rest of the structure.
- DO NOT use a return in a room where doors are kept closed, and DO NOT locate return in a bathroom or kitchen.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

All Contractor's Project Requirements

GENERAL REQUIREMENTS

The contractor is responsible for all project requirements, including but not limited to:

All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use.

Contractor may haul debris away daily using dump trailers or trucks.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

***Count is for (4) detectors.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Combination CO / Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

***Count is for (2) detectors - one on each floor.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____